

Case Information



Applicant: Mark Baysden with Carter-Burgess, Inc.

Property Owner: Vivienne Boswell Williams

Acreage: 5.24

Property Location: North of West Pioneer Parkway and west of Oakridge Place with the addresses being 5917 and 5951 West Pioneer Parkway

Sector Plan: West

Council District: 4

Current Zoning: "IM" (Industrial Manufacturing)

Requested Zoning: "IM" (Industrial Manufacturing) with a specific use permit for gas drilling and production facility

Allowable Uses: Manufacture of wood, paper, and plastic products, paints, oils, pharmaceuticals, cosmetics, petroleum, and other chemical products; manufacture of animal food; canning or bottling of food or beverages for human consumption; manufacture of textiles, furniture, and cabinets; wholesale storage; tire recapping; manufacture of motorcycles, cars, manufactured homes, and airplanes; foundry.

Development History: The subject site is currently unplatted and described as a portion of Tract 2A3 of the M. T. Johnson Survey, Abstract 863 and a portion of Tract 12F of the R. R. Ramey Survey, Abstract 1341. A plat will have to be approved and filed with Tarrant County prior to issuance of a building permit.

The current zoning of "IM" predates 1990. Previous zoning cases in the general vicinity in the past five years include:

Case No.	Location	Request	Disposition
Z06-39/ B06-39	W	"R" to "PD for "CS" uses limited to a municipal golf course and customarily incidental uses"	Approved
Z06-50/ P06-50	W	"CS" to "PD for all "IM" uses plus gas drilling and production facility"	Approved

Case Information



Adjacent Zoning/ Land Use:

Direction	Current Zoning	Current Land Use
North	City of Fort Worth	Undeveloped
East	"IM"	Undeveloped
South	"IM" & "R"	Undeveloped and private school
West	"IM"	Undeveloped and retail

Comprehensive Plan Analysis:

The *West Sector Plan* designates the subject site as industrial, which is suitable for heavy industrial and manufacturing uses.

Current Planning Analysis:

The applicant proposes to develop a gas drilling and production facility complying with all of the Gas Drilling and Production Ordinance requirements.

Transportation:

The site has access from West Pioneer Parkway.

Thoroughfare	Existing	Proposed
West Pioneer Parkway	85', 4-lane divided major arterial	120', 6-lane divided major arterial

Traffic Impact:

The proposed SUP development will generate similar traffic patterns to "IM" zoning and will not significantly impact the adjacent roadway systems.

Water & Sewer:

Water and sewer services are available to the subject site.

Drainage:

The site is located in the lower Village Creek drainage basin. No portion of the site is located within a FEMA designated floodplain, and no significant drainage impacts are expected to result from development of this site as long as the developer complies with all relevant city ordinances.

Fire:

Fire station number 14, located at 5501 Ron McAndrew Drive, provides protection to this site. The estimated fire response time is 3.78 minutes, which is in keeping with recommended standards.

Case Information



School District: Fort Worth Independent School District

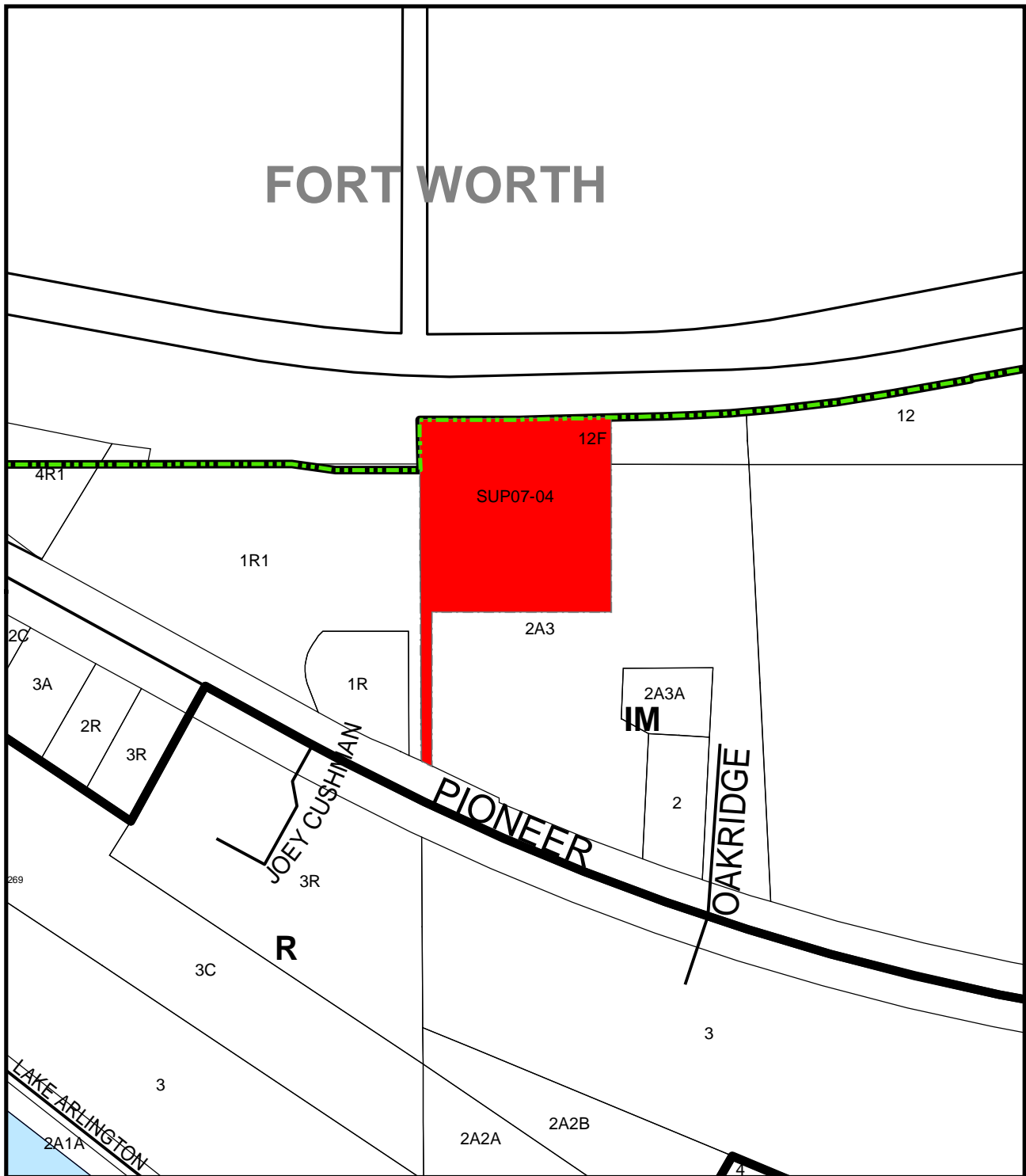
Elementary	Middle	High
Under capacity	Over capacity	Under capacity

Notices Sent:

Neighborhood
Associations:

WeCan (West Citizen Action Network)
Arlington Chamber of Commerce Downtown Development
Arlington Neighborhood Council
East Arlington Review
Southeast Arlington Community Alliance
Far South Arlington Neighborhood Association
Action North
Forest Hills HOA
Waterwood Estates Neighborhood Association

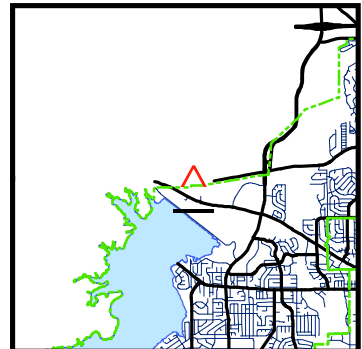
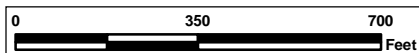
Property Owners: 7
Letters of Support: 0
Letter of Opposition: 0

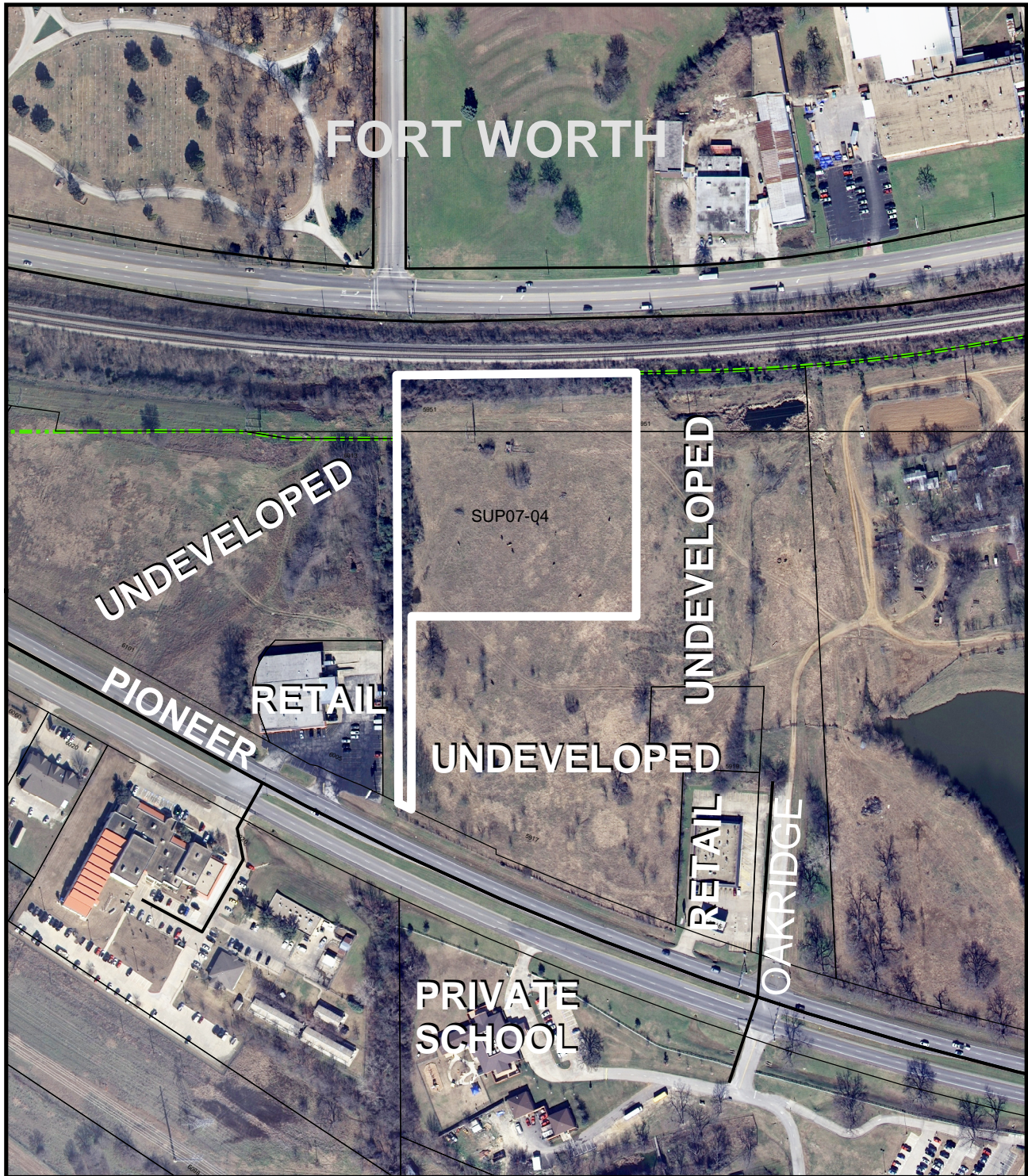


LOCATION MAP SUP07-04



**SPECIFIC USE PERMIT
FOR GAS WELL DRILLING
5.24 ACRES**

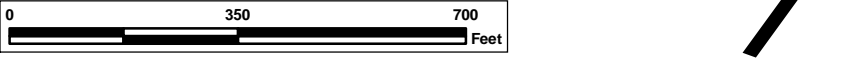
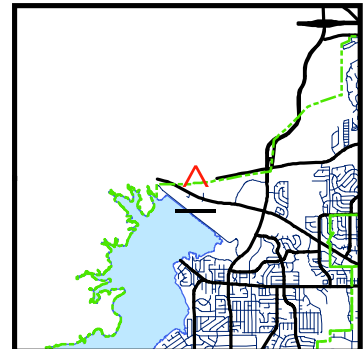




AERIAL MAP
SUP07-04

**SPECIFIC USE PERMIT
FOR GAS WELL DRILLING
5.24 ACRES**

0 350 700 Feet

A scale bar showing 0, 350, and 700 feet. A black diagonal line representing a north arrow points towards the top right of the page.

SUP07-04
Specific Use Permit
North of West Pioneer Parkway and west of Oakridge
Place

Looking north from West Pioneer Parkway
toward subject site.



Looking northeast from West Pioneer Parkway at
adjacent property.



Looking northwest from West Pioneer Parkway
at adjacent property.



Looking south from subject site at private school
located south of West Pioneer Parkway.

